

# \$829,900 - 23021 Twp Road 502, Rural Leduc County

MLS® #E4458589

**\$829,900**

3 Bedroom, 2.00 Bathroom, 1,173 sqft

Rural on 3.01 Acres

None, Rural Leduc County, AB

Dream shop alert! This 36x52' heated shop is set up and spotless â€” car hoist, radiant heat + wood stove, hot water tank with sink, shelving, cabinets, workbenches, 2 mezzanines & lean-to for cold storage. Run your business, build your toys, or just have the ultimate workspace. Outside is just as dialed in: 3 acres of perfectly manicured yard, tons of mature trees, total privacy, 5 sheds (2 with power), and a 24x26â€™™ heated garage. The home? Immaculate. 3-bed, 2-bath open-concept bungalow with vaulted ceilings, huge living room, new floors, cabinets, countertops, and a high-end ensuite shower. Security system, central A/C, 3,800-gal cistern, recent septic clean-out, low utilitiesâ€”even with the shop running. Fenced yard off the deck for pets or kids, plus maintenance-free veranda & deck. Just 12 min to Beaumont, 22 to Edmonton. Clean, updated, and insanely well-keptâ€”this place is the real deal, and all well under \$1M.

Built in 2006

## Essential Information

MLS® #	E4458589
Price	\$829,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,173
Acres	3.01
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	23021 Twp Road 502
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M1

### **Amenities**

Features	Air Conditioner, Deck, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, R.V. Storage, Vaulted Ceiling, Workshop
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Piling

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	3
Zoning	Zone 80

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